



FIVE YEAR IMPLEMENTATION PLAN

VICTOR VALLEY ECONOMIC DEVELOPMENT AUTHORITY (VVEDA)

2004-05 through 2008-09



ABOUT THIS IMPLEMENTATION PLAN

The Victor Valley Economic Development Authority (VVEDA) is a joint exercise of power authority established in 1989 pursuant to Government Code Section 6500 et seq. Per Section 33492.40(b) of Community Redevelopment Law ("CRL"), VVEDA is authorized to exclusively exercise the powers of a redevelopment agency in connection with the redevelopment and reuse of properties which lie within, immediately adjacent to, or in proximity to the former George Air Force Base ("Air Base"), which is now the Southern California Logistics Airport ("SCLA"). The joint powers entities that comprise VVEDA include the County of San Bernardino; the Cities of Adelanto, Hesperia, and Victorville; the Town of Apple Valley. VVEDA adopted the Redevelopment Plan for the Victor Valley Redevelopment Project in 1993, thereby creating the Victor Valley Redevelopment Project Area.

In fulfillment of Article 16.5 of California Community Redevelopment Law, VVEDA has prepared this Implementation Plan for the Victory Valley Redevelopment Project Area. Included in this document are VVEDA's anticipated redevelopment and affordable housing programs for 2004-05 through 2008-09.

The Implementation Plan document conforms to the General Plans for all participating jurisdictions, and has been prepared according to guidelines established in the programs and goals outlined in the Housing Element of the General Plans for the participating jurisdictions.

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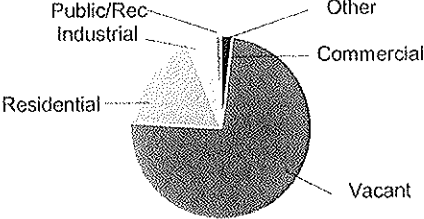
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ABOUT THE PROJECT AREA

The 60,518-acre Victor Valley Redevelopment Project Area ("Project Area") is located within the Cities of Adelanto, Hesperia, and Victorville; the Town of Apple Valley; and the County of San Bernardino. The Project Area was established on December 28, 1993 utilizing the military base closure redevelopment procedure pursuant to Chapter 4.5 of Redevelopment Law to promote the redevelopment and reuse of properties located within the boundaries of the eight-mile radius of the former George Air Force Base ("Air Base"), which is now the Southern California Logistics Airport ("SCLA"). The 5,000-acre SCLA facility currently integrates air cargo transportation with rail, ground, and seaport access, providing an economic job center for 2,500 employees within the Project Area and its surroundings.

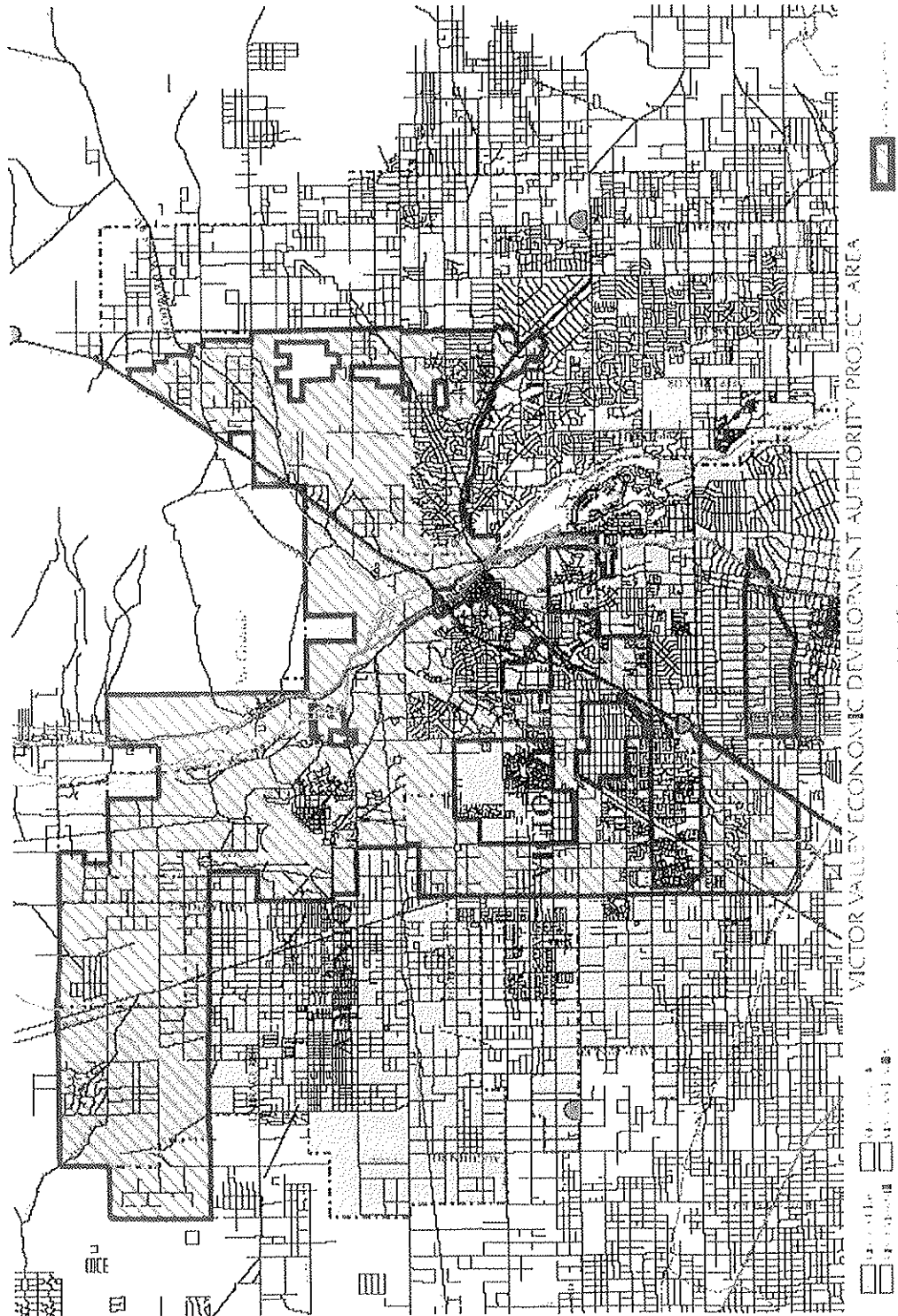
Since adoption in December 1993, the Redevelopment Plan was amended seven times, most recently on June 8, 2005. When the Project Area was originally adopted in 1993, it encompassed 44,813 acres; in July 12, 2000, with the fourth plan amendment, 15,705 acres in the Cities of Adelanto and Victorville and the County of San Bernardino were added to the Project Area, bringing the total Project Area to 60,518 acres. Previous and subsequent Plan amendments extended the time limit for VVEDA to collect tax increment, increase the size of the Project Area, added the power of eminent domain to certain portion so the Project Area, and allowed for the deferral of housing set-aside funds.

The majority of the Project Area consists of vacant land with remaining land uses consisting of residential, industrial, public/recreational, and commercial land uses. VVEDA's primary goals for the Project Area are to facilitate the successful redevelopment and reuse of the former Air Base; facilitate the formation of SCLA as a fully dedicated logistics and business park and economic job center; and ensure that adequate access exists to and from the major transportation systems and to promote economic development within and surrounding SCLA.

Notable Timeframes	What is There?
Redevelopment Plan Adopted 1993 Added Territory 2030 Expires 2030	<p data-bbox="987 1478 1138 1507">60,518 Acres</p> <p data-bbox="1003 1520 1122 1549">LAND USES</p>  <p data-bbox="846 1549 1268 1766">Public/Rec Industrial Residential Commercial Other Vacant</p>
Implementation Plan 2004-05 to 2008-09	
Housing Compliance Plan 2004-05 (For affordable housing program to planning) 2013-14	

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RECENT ACCOMPLISHMENTS

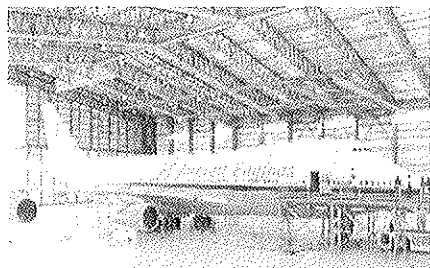
Many successful projects and programs have been developed in the Victor Valley Redevelopment Project Area in the last five years, which are detailed below. The majority of these projects are concentrated at SCLA within the City of Victorville:

City of Victorville/SCLA:

- Dunia Plaza:** In Spring 2000, construction commenced of the Dunia Plaza retail entertainment center, which is located immediately south of the Mall of Victor Valley, alongside Interstate 15, on the southeastern corner of Bear Valley and Amargosa roads. Dunia Plaza currently includes 275,000 square feet of retail. Among Dunia Plaza's newest tenants include Applebee's, Lowe's Home Improvement, Kohl's department store, Roadhouse Grill, and Starbucks Coffee. Further construction of Dunia Plaza will continue during the Implementation Plan period with the proposed construction of the City's first Wal-Mart Super Store and an On the Border Mexican restaurant.
- Leading Edge:** Leading Edge Aviation Services, a premier aviation services company, took occupancy of a 53,658 square foot aircraft painting facility in November 2004. A former World War II aircraft hangar, the facility was outfitted with two state-of-the-art aircraft tail enclosures that travel on rails to enclose two Boeing 757 aircraft. The hangar was further retrofitted to provide two aircraft painting bays large enough to handle B-757 or Airbus A 320 aircraft. This represents a major addition to the aircraft maintenance capability of the SCLA. Painting of commercial aircraft began in March 2005.
- SCLA Runway Extension:** In May 2004, SCLA completed construction on the overlay and extension of its primary runway, 17/35. This \$13 million project involved a 5,000-foot extension from 10,050 feet to 15,050 feet, making it the longest commercial runway in the United States. A ultimate runway length of 15,050 is necessary to accommodate fully loaded, fully fueled 747-400 cargo planes in their takeoff.
- SCLA Rail Project:** Environmental review of the SCLA Rail Project was completed in April 2004. The SCLA Rail Project, which is scheduled to commence the entitlement process during the Implementation Plan period, plans to connect the SCLA with the existing rail mainline owned by the Burlington, Northern and Santa Fe (BNSF) railroad. Connecting to the BNSF railroad is expected to expand development opportunities at the SCLA and generate more jobs in the Project Area.
- Pratt & Whitney:** In March 2004, Pratt & Whitney completed construction of a \$3,000,000 aircraft storage area. A 71,000 square foot hangar is currently under construction, which will permit the enclosure of two Boeing 767 aircraft, and is scheduled for completion in October 2005.



Dunia Plaza



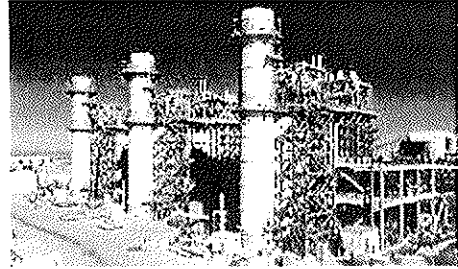
General Electric Aircraft Engine Hangar

- General Electric Aircraft Engines (GEAE) Hangar:** In August 2003, the General Electric Aircraft Engines (GEAE) completed the construction of its \$15 million, 140,000 square foot hangar. The GEAE hangar facility serves as the jet engine testing center for GE manufactured engines and employs approximately 75 individuals.

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- **DHL and the Pasha Group:** DHL Danzas Air and Ocean and the Pasha Group opened a 100,000 square foot cargo consolidation and distribution facility at the SCLA in July 2003. Six manufacturers representing the electronics, appliance, and automotive industry import products via the ports of Long Beach and Los Angeles. Product is trucked to the DHL/Pasha facility at the SCLA where goods are consolidated, palletized, and shipped to retail outlets throughout the country.
- **High Desert Power Project (HDPP):** Located on the SCLA facility, construction of the High Desert Power Plant (HDPP) commenced in 2001, and was completed in April 2003. The HDPP produces up to 830-megawatts of electricity for the Project Area and its surroundings. The plant was designed and constructed as a combined-cycle plant with three combustion turbines and three heat-recovery steam generators. The project was recognized as the 2003 Power Plant of the Year by *Power Magazine* for its innovative partnering, emissions offsetting, and water management.



High Desert Power Project

- **Boeing Recovery and Modifications Services (RAMS):** During the 2003-04 fiscal year, Boeing RAMS, in cooperation with Victorville Aerospace, took under contract from Japan Air Lines (JAL) a multi-million dollar project wherein the cockpit and avionics packages of a Boeing 7247-400 Aircraft were completely removed and replaced with new generation equipment. Eventually, all 32 of JAL's Boeing 747s will be similarly equipped. All of JAL's 747s, regardless of date of manufacture, will have identical cockpits and avionics.

Town of Apple Valley; Cities of Adelanto and Hesperia; and the County of San Bernardino:

- Because of minimal funding available during the past five years, these four VVEDA sub-areas were unable to complete projects within the Project Area.

REDEVELOPMENT PLAN GOALS

The following goals and objectives were employed to formulate the overall strategy of this Implementation Plan. They serve as a guide for VVEDA's activities over a five-year planning period in the Victor Valley Redevelopment Project Area:



Facilitate Reuse: Pursue the successful reuse and development of the Air Base and its facilities. Upgrade the existing industrial uses in the Project Area and provide for new uses to replace industrial uses lost through the air base closure.



Eliminate the Blight: Eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate, and redevelop the Project Area in accordance with the Redevelopment Plan and future annual work programs.



Emphasize Infrastructure Improvements: Alleviate certain environmental deficiencies including substandard vehicular and pedestrian circulation systems and other similar public improvements. Provide adequate roadways, to correct street alignment problems, to eliminate road hazards and to provide adequate access to freeways. Alleviate local drainage conditions that constrain the development of various parcels in the Project Area, the cost of which cannot be borne by private enterprise acting alone. Promote public improvement facilities that are sensitive to the unique environmental qualities of the Project Area. Provide needed improvements to the community's education, cultural and other community facilities to better serve the Project Area.



Leverage Private Sector Investment: Encourage investment from the private sector in the full development of the Project Area.



Promote Compatible Development: Expand the resource of developable land by making underutilized land available for development. Remove impediments of land assembly and development through acquisition and reparcelization of land into reasonably sized and shaped parcels served by an improved street system and improved public facilities. Control unplanned growth by guiding new development to meet the needs of the community as reflected in this Redevelopment Plan and the annual work program.



Stimulate Economic Growth: Assist the Participating Jurisdictions in pursuing programs for job retention and job creation. Assist the Participating Jurisdictions in pursuing programs for economic development and economic diversification. Encourage the cooperation and participation of residents, business persons, public agencies and community organizations in

the revitalization of the Project Area. Coordinate revitalization efforts in the Project Area with other public programs of the impacted jurisdiction and Participating Jurisdictions and surrounding area. Provide tools that will assist in the pooling of resources by the Participating Jurisdictions so that they can better attack the problems of blight elimination, improvement of the infrastructure and expansion of the region's economic base. Maintain technical expertise in the area that would be potentially lost through the closure of the Air Base.





Provide Housing for All Families: Make provisions for housing as is required to satisfy the needs and desires of the various age and income groups of the community, maximizing the opportunity for individual choice, and meeting the requirements of state law. Establish a program that promotes the rehabilitation of the existing housing stock where appropriate.



Encourage Quality Design: Achieve an environment reflecting a high level of concern for architectural, landscape and urban design principles appropriate to the objectives of the Redevelopment Plan. Develop safeguards against noise and pollution to enhance the industrial/commercial community.

PROPOSED REDEVELOPMENT PROGRAM





Over the next five years, VVEDA plans to implement the following redevelopment projects and programs in its sub-areas. As each sub-area contains several redevelopment project areas in addition to the VVEDA Project Area, the proposed redevelopment projects for the VVEDA Project Area will be funded through a combination of Project Area redevelopment funds and from other sub-area funds. The list below describes the projects proposed, the sub-area for which it is proposed, what blighting conditions would be eliminated, approximate costs, and the Redevelopment Plan goals that would be achieved.

TOWN OF APPLE VALLEY		
Proposed Redevelopment Program		
Project/Description	Preliminary Cost Estimates	Goals Achieved
Public Capital Improvements Public capital improvements to be completed during the duration of the Implementation Plan to facilitate circulation in the Project Area include, but are not limited to, the expansion of Apple Valley Road north from State Highway 18 to Falchion Road, and extending west to Interstate 15. Completion of this project would eliminate inadequate public improvements. <i>Anticipated Completion 2004-05 through 2008-09</i>	\$--	 ACCESS
Infrastructure Assistance Assist in upgrading deficient infrastructure within the Project Area including but not limited to roadway, transportation, storm drainage, sewer, utilities, lighting and landscaping improvements. Completion of this program would improve inadequate public improvements and eliminate factors hindering economically viable use. <i>Anticipated Completion 2004-05 through 2008-09</i>	\$--	 ACCESS
Total Preliminary Cost Estimate for Town of Apple Valley	Approximately \$2,753,033	

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CITY OF ADELANTO		
Proposed Redevelopment Program		
Project/Description	Preliminary Cost Estimates	Goals Achieved
Due to limited available funds, no redevelopment programs have been proposed for the City of Adelanto during the Implementation Plan Period.	\$--	
Total Preliminary Cost Estimate for City of Adelanto	Subject to Funding Availability	

CITY OF HESPERIA		
Proposed Redevelopment Program		
Project/Description	Preliminary Cost Estimates	Goals Achieved
Hesperia Branch Library This project funds the design and construction of a new Hesperia Branch Library located on a parcel that fronts 7th Street. The current plan is for the library to be constructed in two phases, the first of which will be approximately 20,000 square feet. VVEDA funds will contribute towards the library's off-site and on-site improvements such as water and sewer pipelines, storm drains and street and parking lot paving. Completion of this project would eliminate inadequate public improvements. <i>Anticipated Completion 2004-05 through 2008-09</i>	\$300,000	 CLEAN  ACCESS  HELP
Infrastructure Assistance Assist in upgrading deficient infrastructure within the Project Area including roadway, transportation, storm drainage, sewer, utilities, lighting and landscaping improvements. Completion of this program would improve inadequate public improvements and eliminate factors hindering economically viable use. <i>Anticipated Completion 2004-05 through 2008-09</i>	\$462,028	 ACCESS
Total Preliminary Cost Estimate for City of Hesperia	Approximately \$762,028	



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CITY OF VICTORVILLE/SCLA		
Proposed Redevelopment Program		
Project/Description	Preliminary Cost Estimates	Goals Achieved
<p>SCLA Hangar Improvements Given the need for additional hangers for maintenance repair and painting of aircraft, both narrow body and wide body, an SCLA Hangar Improvement Program may be established to fund such facilities.</p> <p>Completion of this project would eliminate inadequate public improvements.</p> <p><i>Anticipated Completion.....2004-05 through 2008-09</i></p>	\$15,000,000	 ACCESS  REUSE
<p>SCLA Rail Project The SCLA Rail Project plans to connect the SCLA with the existing rail mainline owned by the Burlington, Northern and Santa Fe (BNSF) railroad. Connecting to the BNSF railroad is expected to expand the development opportunities at the SCLA, as the improvements will immediately make rail access available to larger industrial users and facilitate the development and construction of a proposed inter-modal rail yard.</p> <p>VVEDA funding for the SCLA Rail Project will be directed toward completing the entitlement process; the replacement of existing public rail right-of-way; and construction of a lead track from BNSF Main Line to SCLA. Construction will include, but is not limited to, necessary grading and drainage improvements, acquisition of right-of-way, grade separation improvements, lead track, switches, and ancillary raiiling.</p> <p>Completion of this project would eliminate inadequate public improvements.</p> <p><i>Anticipated Completion.....2004-05 through 2008-09</i></p>	\$30,000,000	 GROW  REUSE  ACCESS  SHOP
<p>La Mesa/Nisqualli Interchange The La Mesa/Nisqualli Interchange Project is proposed to benefit the Project Area with a full service interchange connecting La Mesa Road and Nisqualli Road with Interstate 15 (I-15). The Interchange is necessary to improve access to I-15 for a portion of the City, as well as to accommodate regional traffic growth on the City street system by allowing redistribution of traffic, which would otherwise be concentrated at the existing roadways which cross I-15. The Interchange will also widen the Nisqualli Road from Hesperia Road to the Nisqualli Road/I-15 connection to relieve currently impacted operations at the adjacent Bear Valley Road Interchange, which currently results in traffic on the northbound off-ramp backing up into the freeway mainline lanes and affecting inter-regional traffic.</p>	\$40,000,000	 ACCESS



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CITY OF VICTORVILLE/SCLA		
Proposed Redevelopment Program		
Project/Description	Preliminary Cost Estimates	Goals Achieved
<p>Completion of this project would eliminate inadequate public improvements.</p> <p><i>Anticipated Completion.....2004-05 through 2008-09</i></p>		
<p>SCLA Public Improvements</p> <p>The design and installation of public improvements, including but not limited to, sewer, storm drains (and related facilities), water lines (and related facilities), streets, curbs, and gutters are necessary to further the development of undeveloped properties at the SCLA.</p> <p>Completion of this project would eliminate inadequate public improvements.</p> <p><i>Anticipated Completion.....2004-05 through 2008-09</i></p>	<p>\$10,000,000</p>	 
<p>Total Preliminary Cost Estimate for City of Victorville/SCLA</p>	<p>Approximately \$95,000,000</p> <p>(This includes \$55,000,000 for SCLA)</p>	



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COUNTY OF SAN BERNARDINO		
Proposed Redevelopment Program		
Project/Description	Preliminary Cost Estimates	Goals Achieved
<p>Due to the pending completion of an economic study, no specific projects have been outlined at this time. However, during the Implementation Plan period, infrastructure assistance including but not limited to roadway, transportation, storm drainage, sewer, utilities, lighting and landscaping improvements may be funded, pending the results of the economic study. Additionally, business assistance necessary to expand and enhance new and existing facilities may also be funded, pending the results of the economic study.</p> <p>Completion of these programs would improve inadequate public improvements and eliminate factors hindering economically viable use.</p> <p><i>Anticipated Completion 2004-05 through 2008-09</i></p>	\$--	 ACCESS  SHOP
Total Preliminary Cost Estimate for County of San Bernardino	Approximately \$309,745	

PROPOSED AFFORDABLE HOUSING PROGRAM


Over the next five years, VVEDA plans to implement the following affordable housing projects and programs in its sub-areas. As each sub-area contains several redevelopment project areas in addition to the VVEDA Project Area, the proposed affordable housing projects for the VVEDA Project Area will be funded from a combination of Project Area redevelopment funds and from other sub-area funds. The list below describes the projects proposed, the sub-area for which it is proposed, what blighting conditions would be eliminated, approximate costs, and the Redevelopment Plan goals that would be achieved. VVEDA has also estimated the number of affordable units that may be assisted by each project and program listed.¹


TOWN OF APPLE VALLEY		
Proposed Affordable Housing Program		
Project/Description	Preliminary Cost Estimates	Goals Achieved
<p>Affordable Housing Projects</p> <p>Several large proposed housing developments within Apple Valley's portion of the VVEDA Project Area are currently under consideration for Town Council approval, for which affordable housing will need to be constructed, as a result of the inclusionary housing requirement. Redevelopment funding will be utilized to help pay for the required affordable housing units within the Project Area.</p> <p>Completion of this project would alleviate factors hindering economically viable use.</p> <p><i>Anticipated Completion: 2004-05 through 2008-09</i></p>	\$--	
<p>Residential Rehabilitation Loan Program (RRLP)</p> <p>This program provides up to \$20,000 loan assistance for repair work to low-income owner-occupants of single-family homes within the Town of Apple Valley. Assistance for up to 10 low-income owner-occupants is provided in the form of zero percent interest loans deferred for a maximum term of 30 years. The maximum after-rehab value of a home may not exceed \$297,250.</p> <p>Completion of this project would alleviate factors hindering economically viable use.</p> <p><i>Anticipated Completion: 2004-05 through 2008-09</i></p>	Cost estimated to range approximately between \$80,000 and \$200,000	

¹ Assumed per unit assistance referenced in this Implementation Plan is a conservative estimate for illustrative purposes only. Actual assistance will be determined as the project is implemented, and may be lower depending on type of housing funds used.



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TOWN OF APPLE VALLEY		
Proposed Affordable Housing Program		
Project/Description	Preliminary Cost Estimates	Goals Achieved
<p>Down Payment Assistance Program (DAP) This program is designed to expand the supply of affordable housing by providing down payment assistance to low and very low-income homebuyers purchasing a home within the Town of Apple Valley. Assistance is provided in the form of a zero percent interest loan deferred for a maximum term of 30 years. Up to five low and very low-income homebuyers may qualify for up to \$40,000* in down payment assistance, including closing costs. The maximum purchase price of a home may not exceed \$297,250.</p> <p>*Pending Town Council approval, the program may be raising it limits to \$60,000.</p> <p>Completion of this project would alleviate factors hindering economically viable use.</p> <p><i>Anticipated Completion: 2004-05 through 2008-09</i></p>	Cost estimated to range approximately between \$200,000 and \$300,000*	
Total Preliminary Cost Estimate for Town of Apple Valley	Approximately \$2,597,200	

CITY OF ADELANTO		
Proposed Affordable Housing Program		
Project/Description	Preliminary Cost Estimates	Goals Achieved
<p>Housing Fulfillment Program The City of Adelanto will aim to develop/assist in the development of a series of housing projects in the Project Area in order to fulfill affordable housing requirements that may arise over the duration of the Redevelopment Plan. The City may also develop/assist in the development of housing projects outside the Project Area in order to fulfill housing requirements.</p>	Due to limited available set-aside funds, funding will be sought from other sources to complete this program	
Total Preliminary Cost Estimate for City of Adelanto	Subject to Funding Availability	

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CITY OF HESPERIA		
Proposed Affordable Housing Program		
Project/Description	Preliminary Cost Estimates	Goals Achieved
<p>First-time Homebuyer Down Payment Assistance Program (DAP): The Down Payment Assistance Program offers 30-year, zero percent interest loans of up to 35 percent of the home purchase price (not to exceed \$115,000) to low-income homebuyers to help with down payment on the purchase of a home in the City of Hesperia. The Program would assist toward downpayments of. Payments are deferred for the first 15 years of the loan. Beginning in year sixteen, even monthly payments are made each year until the thirtieth year of the loan.</p> <p>Completion of this project would alleviate factors hindering economically viable use.</p> <p><i>Anticipated Completion: 2004-05 through 2008-09</i></p>	\$305,422	
<p>Housing Rehabilitation Loan Program (HRLP): The Housing Rehabilitation Loan Program offers up to \$20,000 for eligible low-income households to rehabilitate code-deficient owner-occupied dwellings in the City of Hesperia. This program will fund approximately 23 housing rehabilitation loans over the Implementation Plan period.</p> <p>Completion of this project would alleviate factors hindering economically viable use.</p> <p><i>Anticipated Completion: 2004-05 through 2008-09</i></p>	\$458,134	
Total Preliminary Cost Estimate for City of Hesperia	Approximately \$763,556	



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CITY OF VICTORVILLE/SCLA Proposed Affordable Housing Program		
Project/Description	Preliminary Cost Estimates	Goals Achieved
<p>Mortgage Assistance Program (MAP) This program makes available deferred payment (principal and interest) second mortgages in amounts of up to \$45,000 to families of very low, low, and moderate-incomes. This program is specifically designed to provide qualified families with assistance necessary to secure financing towards the purchase of a single-family detached home in the City of Victorville, and to extend to those families an easier means to experience the pride of homeownership. Applicants must be first-time homebuyers having no ownership interest in a principal residence in the past three years.</p> <p>Borrowing limits for down payment assistance and secondarily towards allowable buyer's closing costs are as follows: For moderate income households: amounts up to 5 percent of the sales price (a maximum of \$10,000); for low income households, amounts up to 20 percent of the sales price (a maximum of \$40,000); for very low income households, amounts up to 30 percent of the sales price (a maximum of \$45,000). This program's budget for the Implementation Plan period is \$2,000,000.</p> <p>Completion of this project would alleviate factors hindering economically viable use and inadequate public improvements.</p> <p><i>Anticipated Completion: 2004-05 through 2008-09</i></p>	\$2,000,000	 
<p>Multi-Family Apartment Programs To meet the inclusionary housing requirement, the Victorville Redevelopment Agency will assist the financing of low-moderate income multi-family housing communities by offsetting the private development costs through the construction of public infrastructure. Such assistance may include: land acquisition; environmental; public utilities-electric, water, natural gas, sewer, storm drains, cable; public streets; street lights; curb, gutter and sidewalk, civil engineering; and construction of approximately 100 units at \$150,000 per unit. Victorville's contribution to this project amounts to \$3 million during the Implementation Plan period</p> <p>Completion of this project would alleviate factors hindering economically viable use and inadequate public improvements.</p> <p><i>Anticipated Completion: 2004-05 through 2008-09</i></p>	\$3,000,000	 

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CITY OF VICTORVILLE/SCLA		
Proposed Affordable Housing Program		
Project/Description	Preliminary Cost Estimates	Goals Achieved
Northgate Village Apartments Anticipating acquisition by non-profit Southern California Housing Development Corporation, in January 2006, the 140-unit affordable housing complex makes available 138-units for low to moderate-income households. Completion of this project would alleviate factors hindering economically viable use. <i>Anticipated Completion: 2006-07 through 2008-09</i>	\$2,600,000	
Total Preliminary Cost Estimate for City of Victorville/SCLA	Approximately \$7,600,000	

COUNTY OF SAN BERNARDINO		
Proposed Affordable Housing Program		
Project/Description	Preliminary Cost Estimates	Goals Achieved
Infill Acquisition and Rehabilitation For various residential locations in the Project Area, the County Redevelopment Agency (CoRDA) to acquire 5 or more vacant and dilapidated properties for build out or substantial rehabilitation. Included in these programs are the improvements to surrounding public improvements. In exchange, the CoRDA's assistance, each benefiting residential unit will carry a 55-year affordability covenant Completion of this project would eliminate factors hindering economically viable use and eliminate unsafe/unhealthy buildings. <i>Anticipated Completion: 2004-05 through 2008-09</i>	\$___	 

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COUNTY OF SAN BERNARDINO Proposed Affordable Housing Program		
Project/Description	Preliminary Cost Estimates	Goals Achieved
Multi-Family Apartment Program The CoRDA proposes to assist the financing of low and moderate-income, multi-family housing communities by offsetting the private development costs through its construction of public infrastructure. The assistance can also include CoRDA construction of multi-family units for ownership. Such assistance will include: land acquisitions, environmental, public utilities-electric, water, natural gas, sewer, storm drains, cable, public streets within the Project Area, street lights, curb, gutter and sidewalk, civil engineering, and construction of at least two units. Completion of this project would eliminate inadequate public improvements. Year(s):..... 2004-05 through 2008-09	\$__	 
Single-Family Public Infrastructure Improvements The CoRDA proposes to assist the financing of affordable single-family housing units by offsetting the private development costs through its construction of public infrastructure. Such assistance will include: land acquisitions, environmental, public utilities-electric, water, natural gas, sewer, storm drains, cable, public streets within the Project Area, street lights, curb, gutter and sidewalk, and civil engineering. Completion of this project would eliminate inadequate public improvements. Year(s):..... 2004-05 through 2008-09	\$__	 
Total Preliminary Cost Estimate for County of San Bernardino	Approximately \$292,212	

HOUSING PROGRAM COMPLIANCE OBJECTIVES

This section of the Implementation Plan addresses specific requirements in State law with respect to prior affordable housing activities and the anticipated housing program in the future.

Redevelopment agencies use implementation plans to establish 10-year objectives to achieve compliance with State law in their affordable housing programs. These housing goals generally fall into three categories:

- Housing Production -- based on the number of housing units constructed or substantially rehabilitated over a 10-year period, an agency is to ensure that a percentage of these units are affordable to low and moderate income households.
- Replacement Housing -- an agency is to ensure that low or moderate income housing units destroyed or removed as a result of an agency's redevelopment project are replaced within four years.
- Expenditures by Household Types -- specific requirements govern the amount of housing set-aside funds an agency must spend over a 10-year period on housing affordable to very low income households, low income households, and housing for residents under the age of 65.

The housing program goals are described below.

Housing Production

To estimate the number of housing units that need to be affordable to low and moderate income households, VVEDA estimated the total number of units to be constructed or substantially rehabilitated in the Project Area and applied formulas established in State law. Housing units constructed since 1994 in the Cities of Hesperia and Victorville units are based on data provided by the Cities, whereas the units constructed in the remaining sub-areas are based on estimated construction of residential units per Metroscan.

The charts on the next page summarize the production goals over various time periods as required by Redevelopment Law for the sub-areas. The number of affordable units required is based on statutory thresholds, and the agency is responsible for ensuring that the appropriate number of affordable units is created during a 10- year period.

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TOWN OF APPLE VALLEY			
Actual and Projected Housing Production Needs by Time Period			
Time Period	Actual/Assumed Housing Units Constructed and Substantially Rehabilitated in Project Area	Required Affordable Units ¹	
		Total	Very Low
1994 to 2003	377	57	23
10 Year Forecast	1,700	255	102
2004 to 2009	800	120	48
2010 to 2014	900	135	54
Remaining Plan Duration (2015 to 2030)	1,200	180	72
Cumulative (1994 to 2030)	3,277	492	197
Notes:			
¹ All required units based on 15 percent of actual/assumed units developed by entities other than the agency. (Production requirement for units developed by the agency is 30 percent).			

As shown in the above table, the Town of Apple Valley anticipates a need for 255 affordable units (including 102 very low-income units) to fulfill its production goals for the 10-year period in its portion of the VVEDA Project Area. Fulfillment of these productions goals is shown on the table below.

TOWN OF APPLE VALLEY						
Fulfillment of Affordable Housing Production Requirements by Time Period						
Time Period	Units Required (see previous table)		Units Produced		Additional Units Required	
	Total	VL	Total	VL	Total	VL
1994 to 2003	57	23	0	0	57	23
10 Year Forecast	255	102	0	0	255	102
Remaining Plan Duration (2015 to 2030)	180	72	0	0	180	72
Cumulative (1994 to 2030)	492	197	0	0	492	197

As shown in the above table, the Town of Apple Valley has a 255 unit affordable housing production need for the 10-year planning period, including 102 very low-income units. Additionally, the Town of Apple Valley has a preexisting housing production need of 57 affordable housing units as a result of construction in the Project Area prior to 2003.

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Community Redevelopment Law (Section 33413) states that if affordable housing requirements are not fulfilled by the end of a 10- year period, the Town of Apple Valley must meet these goals on an annual basis until the requirements are met. The Town of Apple Valley anticipates fulfilling both of these affordable housing production needs (both 1994-2003 and 2004-2014 housing needs) through the housing projects proposed in this Implementation Plan. The Town of Apple Valley may also help meet these housing requirements in projects completed outside the Project Area, including other project areas within its jurisdiction.

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CITY OF ADELANTO			
Actual and Projected Housing Production Needs by Time Period			
Time Period	Actual/Assumed Housing Units Constructed and Substantially Rehabilitated in Project Area	Required Affordable Units ¹	
		Total	Very Low
10 Year Forecast	1	0	0
<i>July 2000 to 2005</i>	<i>0</i>	<i>0</i>	<i>0</i>
<i>2006 to 2011</i>	<i>1</i>	<i>0</i>	<i>0</i>
Remaining Plan Duration (2012 to 2030)	6,000	900	360
Cumulative (July 2000 to 2030)	6,001	900	360
Notes: ¹ All required units based on 15 percent of actual/assumed units developed by entities other than the agency. (Production requirement for units developed by the agency is 30 percent).			

As shown in the above table, the City of Adelanto does not anticipate a need to produce any affordable units during the next 10 years in order to fulfill its housing requirement in its portion of the VVEDA Project Area by 2011. Fulfillment of future productions goals are shown on the table below.

CITY OF ADELANTO								
Fulfillment of Affordable Housing Production Requirements by Time Period								
Time Period	Units Required (see previous table)		Units Produced		Additional Units Required		Net Surplus Units Produced	
	Total	VL	Total	VL	Total	VL	Total	VL
10 Year Forecast	0	0	0	0	0	0	--	--
Remaining Plan Duration (2012 to 2030)	900	360	0	0	900	360	--	--
Cumulative (July 2000 to 2030)	900	360	0	0	900	360	--	--

As shown in the previous table, the City of Adelanto has no affordable housing production need during the 10-year planning period, which ends in 2011. However, as described earlier in this Implementation Plan, the City of Adelanto anticipates development of affordable housing projects in the Project Area during the remaining Plan duration to meet the housing production goal for the remaining Plan duration. If additional affordable units are needed, the City of Adelanto may meet these requirements in projects completed outside the Project Area, including other project areas within its jurisdiction.

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CITY OF HESPERIA			
Actual and Projected Housing Production Needs by Time Period			
Time Period	Actual/Assumed Housing Units Constructed and Substantially Rehabilitated in Project Area	Required Affordable Units ¹	
		Total	Very Low
1994 to 2003	87	13	5
10 Year Forecast	1,500	225	90
2004 to 2009	750	113	45
2010 to 2014	750	112	45
Remaining Plan Duration (2015 to 2030)	1,443	217	87
Cumulative (1994 to 2030)	3,030	455	182
Notes: ¹ All required units based on 15 percent of actual/assumed units developed by entities other than the agency. (Production requirement for units developed by the agency is 30 percent).			

As shown above, the City of Hesperia anticipates a need for 225 affordable units (including 90 very low-income units) to fulfill its production goals for the 10-year period in its portion of the VVEDA Project Area. Fulfillment of these productions goals is shown below.

CITY OF HESPERIA							
Fulfillment of Affordable Housing Production Requirements by Time Period							
Time Period	Units Required (see previous table)		Units Produced		Additional Units Required		Net Surplus Units Produced ¹
	Total	VL	Total	VL	Total	VL	Total VL
1994 to 2003	13	5	101	101	0	0	88 96
Inside Project Area (P.A.)			0	0			
Outside Project Area (P.A.) ²			101	101			
10 Year Forecast	225	90	88	96	137	0	— 6
Remaining Plan Duration (2015 to 2030)	217	87	0	6	217	81	— —
Cumulative (1994 to 2030)	455	182	101	101	354	81	— —
Notes: ¹ Any net surplus units produced have been credited to the "Units Produced" column for the subsequent time period. For this reason, the "Units Produced" column does not vertically sum. ² Affordable units produced outside the project area are credited on a 2-for-1 basis.							

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As shown in the previous table, the City of Hesperia has a 137 unit affordable housing production need for the 10-year planning period. As described earlier in this Implementation Plan, VVEDA anticipates development of affordable housing projects in the Project Area over the 10-year planning period that may result in sufficient units to meet the housing production goal. However, if additional affordable units are needed, the City of Hesperia may meet these requirements in projects completed outside the Project Area, including other project areas within its jurisdiction.

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CITY OF VICTORVILLE/SCLA			
Actual and Projected Housing Production Needs by Time Period			
Time Period	Actual/Assumed Housing Units Constructed and Substantially Rehabilitated in Project Area	Required Affordable Units ¹	
		Total	Very Low
1994 to 2003	3,100	465	186
10 Year Forecast	12,681	1,902	761
2004 to 2009	5,410	812	325
2010 to 2014	7,271	1,090	436
Remaining Plan Duration (2015 to 2030)	19,022	2,853	1,141
Cumulative (1994 to 2030)	34,803	5,220	2,088
Notes:			
¹ All required units based on 15 percent of actual/assumed units developed by entities other than the agency. (Production requirement for units developed by the agency is 30 percent).			

As shown in the table above, the City of Victorville anticipates a need for 1,902 affordable units (including 761 very low-income units) to fulfill its production goals for the 10-year period in its portion of the VVEDA Project Area. Fulfillment of these productions goals is shown in the below table.

CITY OF VICTORVILLE/SCLA								
Fulfillment of Affordable Housing Production Requirements by Time Period								
Time Period	Units Required (see previous table)		Units Produced		Additional Units Required		Net Surplus Units Produced ¹	
	Total	VL	Total	VL	Total	VL	Total	VL
1994 to 2003	465	186	255	215	210	—	—	29
10 Year Forecast	1,902	761	—	29	1,902	732	—	—
Remaining Plan Duration (2015 to 2030)	2,853	1,141	—	—	2,853	1,141	—	—
Cumulative (1994 to 2030)	5,220	2,088	255	215	4,965	1,873	—	—
Notes: ¹ Any net surplus units produced have been credited to the "Units Produced" column for the subsequent time period. For this reason, the "Units Produced" column does not vertically sum.								

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As shown in the previous table, the City of Victorville has a need for an additional 1,902 affordable housing units for the 10-year planning period, including 732 very low- income units. Additionally, the City of Victorville has a preexisting housing production need of 210 affordable housing units as a result of construction in the Project Area prior to 2003. Community Redevelopment Law (Section 33413) states that if affordable housing requirements are not fulfilled by the end of a 10- year period, the City of Victorville must meet these goals on an annual basis until the requirements are met. The City of Victorville anticipates fulfilling both of these affordable housing production needs (both 1994-2003 and 2004-2014 housing needs) through the housing projects proposed in this Implementation Plan. The City of Victorville may also help meet these housing requirements in projects completed outside the Project Area, including other project areas within its jurisdiction.

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COUNTY OF SAN BERNARDINO			
Actual and Projected Housing Production Needs by Time Period			
Time Period	Actual/Assumed Housing Units Constructed and Substantially Rehabilitated in Project Area	Required Affordable Units ¹	
		Total	Very Low
1994 to 2003 (for 1993 Plan)	3	0	--
2000 to 2003 (Amd. #4 Area)	3	1	--
	6	1	0
10 Year Forecast	26	4	2
2004 to 2009	13	2	1
2010 to 2014	13	2	1
Remaining Plan Duration 2015 to 2030	346	52	21
Cumulative (1994-2030)	378	57	23
Notes: ¹ All required units based on 15 percent of actual/assumed units developed by entities other than the agency. (Production requirement for units developed by the agency is 30 percent).			

As shown in the above table, the County of San Bernardino anticipates a need for 4 affordable units (including 2 very low-income units) to fulfill its production goals for the 10-year period in its portion of the VVEDA Project Area. Fulfillment of these productions goals is shown on the table below.

COUNTY OF SAN BERNARDINO					
Fulfillment of Affordable Housing Production Requirements by Time Period					
Time Period	Units Required (see previous table)		Units Produced		Net Surplus Units Produced
	Total	VL	Total	VL	
1994 to 2003	1	0	0	0	--
10 Year Forecast	4	2	0	0	--
Remaining Plan Duration (2015 to 2030)	52	21	0	0	--
Cumulative (1994 to 2030)	57	23	0	0	--

As shown in the previous table, the County of San Bernardino has a 4 unit affordable housing production need for the 10-year planning period, including 2 very low- income units. Additionally, the County of San Bernardino has a preexisting housing production need of 1

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affordable housing unit as a result of construction in the Project Area prior to 2003. Community Redevelopment Law (Section 33413) states that if affordable housing requirements are not fulfilled by the end of a 10- year period, the County of San Bernardino must meet these goals on an annual basis until the requirements are met. The County of San Bernardino anticipates fulfilling both of these affordable housing production needs (both 1994-2003 and 2004-20014 housing needs) through the housing projects proposed in this Implementation Plan. The County of San Bernardino may also help meet these housing requirements in projects completed outside the Project Area, including other project areas within its jurisdiction.

Replacement Housing

In the past, VVEDA has not destroyed (or removed) any units housing persons and families of low and moderate income in any of the Project Area's sub-areas, or assisted financially with projects that resulted in the destruction or removal of such dwelling units.

During the Implementation Plan period, VVEDA does not anticipate that any VVEDA-assisted projects will result in the displacement or removal of housing units. Consequently, VVEDA does not anticipate that any housing will need to be replaced at this time.

However, if future projects within the Project Area result in the destruction or removal of any affordable housing units, VVEDA will be required to provide relocation assistance for the displaced residents and to replace the units within four years of their demolition.

Expenditures by Household Types

At the beginning of the Implementation Plan period (on July 1, 2004), VVEDA's low and moderate income housing fund had a balance of the following for each of the following five entities²:

Low and Moderate Income Housing Fund Balance as of July 1, 2004	
TOWN OF APPLE VALLEY	\$0
CITY OF ADELANTO	\$0
CITY OF HESPERIA	\$56,710
CITY OF VICTORVILLE/SCLA	\$459,045
COUNTY OF SAN BERNARDINO	\$203,937
TOTAL BALANCE	\$719,692

Over the five year period ending on June 30, 2009, staff conservatively estimates that the Victor Valley Redevelopment Project Area will generate approximately the following housing set-aside revenue from each sub-area³:

² Source: 2003-04 HCD Report.

³ Based on 20 percent increase per year.

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Estimated Housing Set-Aside Revenue from 2004-05 through 2008-09	
TOWN OF APPLE VALLEY	\$2,597,200
CITY OF ADELANTO	\$0
CITY OF HESPERIA	\$763,556
CITY OF VICTORVILLE/SCLA	\$13,984,882
COUNTY OF SAN BERNARDINO	\$292,212
TOTAL REVENUE	\$17,637,850

Effective January 2002, expenditure of housing set-aside revenues is subject to certain legal requirements. At a minimum, VVEDA's low and moderate income housing set-aside revenue is to be expended in proportion to the community's need for very low- and low-income housing, as well as the proportion of the population under the age of 65.

Based on statistics from the Regional Housing Needs Assessment, used by local government to meet state requirement for affordable housing by category, and 2000 Census statistics, the following minimum thresholds for housing program expenditures would be required over the term of the Implementation Plan for each of the sub-areas:

TOWN OF APPLE VALLEY	
Household Type	Minimum Percentage of Housing Set-Aside Expenditures over Implementation Plan
Very Low Income Households	36%
Low Income Households	28%
Households Under Age 65	86%
Notes: Percentage of very low- and low-income household expenditures based upon Regional Housing Needs Assessment for the town of Apple Valley, in which 209 units of the 586 units (36 percent) of the town's affordable housing needs are applicable for very low-income households, and 166 units (28 percent) are applicable for low-income households. Percentage of expenditures for housing to households under age 65 based on 2000 Census population for the town of Apple Valley, wherein 46,794 residents (86 percent) of the total population of 54,239 are under age 65. No more than 14 percent of Project Area housing set-aside funds may be expended on housing for households age 65 and older.	

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CITY OF ADELANTO	
Household Type	Minimum Percentage of Housing Set-Aside Expenditures over Implementation Plan
Very Low Income Households	44%
Low Income Households	26%
Households Under Age 65	95%
Notes: Percentage of very low- and low-income household expenditures based upon Regional Housing Needs Assessment for the City of Adelanto, in which 258 units of the 588 units (44 percent) of the City's affordable housing needs are applicable for very low-income households, and 153 units (26 percent) are applicable for low-income households. Percentage of expenditures for housing to households under age 65 based on 2000 Census population for the City of Adelanto, wherein 17,199 residents (95 percent) of the total population of 18,130 are under age 65. No more than five percent of Project Area housing set-aside funds may be expended on housing for households age 65 and older.	

CITY OF HESPERIA	
Household Type	Minimum Percentage of Housing Set-Aside Expenditures over Implementation Plan
Very Low Income Households	38%
Low Income Households	27%
Households Under Age 65	89%
Notes: Percentage of very low- and low-income household expenditures based upon Regional Housing Needs Assessment for the City of Hesperia, in which 624 units of the 1,633 units (38 percent) of the City's affordable housing needs are applicable for very low-income households, and 449 units (27 percent) are applicable for low-income households. Percentage of expenditures for housing to households under age 65 based on 2000 Census population for the City of Hesperia, wherein 55,694 residents (89 percent) of the total population of 62,582 are under age 65. No more than 11 percent of Project Area housing set-aside funds may be expended on housing for households age 65 and older.	

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CITY OF VICTORVILLE/SCLA*	
Household Type	Minimum Percentage of Housing Set-Aside Expenditures over Implementation Plan
Very Low Income Households	40%
Low Income Households	26%
Households Under Age 65	89%
Notes: Percentage of very low- and low-income household expenditures based upon Regional Housing Needs Assessment for the City of Victorville, in which 669 units of the 1,664 units (40 percent) of the City's affordable housing needs are applicable for very low-income households, and 437 units (26 percent) are applicable for low-income households. Percentage of expenditures for housing to households under age 65 based on 2000 Census population for the City of Victorville, wherein 56,877 residents (89 percent) of the total population of 64,029 are under age 65. No more than eleven percent of Project Area housing set-aside funds may be expended on housing for households age 65 and older.	
*HCD did not certify the adopted RHNA determinations for Victorville.	

COUNTY OF SAN BERNARDINO*	
Household Type	Minimum Percentage of Housing Set-Aside Expenditures over Implementation Plan
Very Low Income Households	36%
Low Income Households	25%
Households Under Age 65	91%
Notes: Percentage of very low- and low-income household expenditures based upon Regional Housing Needs Assessment for San Bernardino County, in which 3,891 units of the 10,698 units (36 percent) of the County's affordable housing needs are applicable for very low-income households, and 2,626 units (25 percent) are applicable for low-income households. Percentage of expenditures for housing to households under age 65 based on 2000 Census population for the County of San Bernardino, wherein 1,562,975 residents (91 percent) of the total population of 1,709,434 are under age 65. No more than nine percent of Project Area housing set-aside funds may be expended on housing for households age 65 and older.	
*HCD did not certify the adopted RHNA determinations for the County of San Bernardino.	

- **Housing Set-Aside Expenditures since January 2002.** These proportionality requirements affect expenditures over a ten-year period, although the law permits the compliance initially for a period beginning in January 2002 and ending in June 2014. The chart below documents the amount of low and moderate income housing fund revenue used since January 2002 for these income categories:

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TOWN OF APPLE VALLEY				
Housing Expenditures and Proportionality Since 2001-02				
Income Category	2001-02	2002-03	2003-04	Period to Date
Very Low Income	\$0	\$0	\$0	\$0 (0%)
Low Income	\$0	\$0	\$0	\$0 (0%)
Moderate Income	\$0	\$0	\$0	\$0 (0%)
Total Expenditures	\$0	\$0	\$0	\$0 (0%)

CITY OF ADELANTO				
Housing Expenditures and Proportionality Since 2001-02				
Income Category	2001-02	2002-03	2003-04	Period to Date
Very Low Income	\$0	\$0	\$0	\$0 (0%)
Low Income	\$0	\$0	\$0	\$0 (0%)
Moderate Income	\$0	\$0	\$0	\$0 (0%)
Total Expenditures	\$0	\$0	\$0	\$0 (0%)

CITY OF HESPERIA				
Housing Expenditures and Proportionality Since 2001-02				
Income Category	2001-02	2002-03	2003-04	Period to Date
Very Low Income	\$0	\$0	\$0	\$0 (0%)
Low Income	\$0	\$0	\$0	\$0 (0%)
Moderate Income	\$0	\$0	\$0	\$0 (0%)
Total Expenditures	\$0	\$0	\$0	\$0 (0%)

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CITY OF VICTORVILLE/SCLA				
Housing Expenditures and Proportionality Since 2001-02				
Income Category	2001-02	2002-03	2003-04	Period to Date
Very Low Income	\$0	\$0	\$113,376	\$113,376 (64%)
Low Income	\$0	\$0	\$19,769	\$19,769 (11%)
Moderate Income	\$0	\$0	\$43,743	\$43,743 (25%)
Total Expenditures	\$0	\$0	\$176,888	\$176,888 (100%)

COUNTY OF SAN BERNARDINO				
Housing Expenditures and Proportionality Since 2001-02				
Income Category	2001-02	2002-03	2003-04	Period to Date
Very Low Income	\$0	\$0	\$0	\$0 (0%)
Low Income	\$0	\$0	\$0	\$0 (0%)
Moderate Income	\$0	\$0	\$0	\$0 (0%)
Total Expenditures	\$0	\$0	\$0	\$0 (0%)

- **Family Units Assisted by Housing Set-Aside Fund.** State law also requires a recap of the number of the projects assisted by the housing set-aside fund over the past implementation plan period, divided by family projects (open to all age groups) and senior projects (restricted to residents age 65 and older). The chart on the next page summarizes these statistics by project from January 2002 (when proportionality requirements took effect) through December 2004.

TOWN OF APPLE VALLEY						
Project/Location	Housing Set-Aside Expenditures	Units Assisted by Housing Set-Aside Fund				
		(January 2002 – December 2004)				
		Ext. Low	Very Low	Low	Mod.	Tot.
Family Projects	\$0 (0%)	0	0	0	0	0
Senior Projects	\$0 (0%)	0	0	0	0	0
Totals	\$0 (0%)	0	0	0	0	0

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CITY OF ADELANTO						
Project/Location	Housing Set-Aside Expenditures	Units Assisted by Housing Set-Aside Fund (January 2002 – December 2004)				
		Ext. Low	Very Low	Low	Mod.	Tot.
Family Projects	\$0 (0%)	0	0	0	0	0
Senior Projects	\$0 (0%)	0	0	0	0	0
Totals	\$0 (0%)	0	0	0	0	0

CITY OF HESPERIA						
Project/Location	Housing Set-Aside Expenditures	Units Assisted by Housing Set-Aside Fund (January 2002 – December 2004)				
		Ext. Low	Very Low	Low	Mod.	Tot.
Family Projects	\$0 (0%)	0	0	0	0	0
Senior Projects	\$0 (0%)	0	0	0	0	0
Totals	\$0 (0%)	0	0	0	0	0

CITY OF VICTORVILLE/SCLA						
Project/Location	Housing Set-Aside Expenditures	Units Assisted by Housing Set-Aside Fund (January 2002 – December 2004)				
		Ext. Low	Very Low	Low	Mod.	Tot.
Family Projects	\$176,888 (100%)	0	1	2	7	10
Land Acquisition	\$113,376	0	1	0	0	1
VVEDA Mortgage Assistance Program	\$63,512	0	0	2	7	9
Senior Projects	\$0 (0%)	0	0	0	0	0
Totals	\$176,888 (100%)	0	1	2	7	10

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COUNTY OF SAN BERNARDINO						
Project/Location	Housing Set-Aside Expenditures	Units Assisted by Housing Set-Aside Fund (January 2002 – December 2004)				
		Ext. Low	Very Low	Low	Mod.	Tot.
Family Projects	\$0 (0%)	0	0	0	0	0
Senior Projects	\$0 (0%)	0	0	0	0	0
Totals	\$0 (0%)	0	0	0	0	0

- **Housing Units Constructed During Prior Implementation Plan Without Housing Set-Aside Funds.** Since July 1999, no other funding source was used by VVEDA to construct affordable units featuring long term covenant restricted units (affordable units with covenants of at least 45 years for ownership housing or 55 years for rental housing).

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